

VPM 059 4171-5

BY A. M. A. CHS II DATE 4/30/93

APPROVED
PEPS
JES

VPM 059

Robertson, Walter, Supply

shall be approved prior to approval of permit.

GRADE	%	AREA (ACRES)	DENSITY FORMULA
0% - 15%	11.1%	3.59	$3.59 / 1 = 3.59$
15% - 25%	27.7%	8.95	$8.95 / 2 = 4.48$
25% - 50%	53.3%	17.25	$17.25 / 4 = 4.31$
50% - >	7.9%	2.57	$2.57 / 4 = 0.64$
	TOTAL = 32.36 ACRES		TOTAL LOTS = 13.02

PARCEL 1 - 26.80%
PARCEL 2 - 27.45%
PARCEL 3 - 34.99%
PARCEL 4 - 32.56%
PER GP NO. 1 ALL PARCELS TO BE A MINIMUM OF 4 ACRES GROSS.

CIVIL ENGINEERS AND LAND SURVEYORS
8348 CENTER DRIVE., STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 JOB NO. PV0141



PARCEL 1:

PARCEL 2 :

PARCEL 3 :

PARCEL 4:

NOTE: SLOPES GREATER THAN 25% ALSO ARE GREATER THAN 50' HIGH



OWNER'S CERTIFICATE: I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN OUR OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

JAMES A. SANDERS JR.
P.O. BOX 232
BRAWLEY, CA 92227

DARYL & HEATHER D. DICKERSON ET. AL.
152 W. McCABE ROAD
EL CENTRO, CA 92243

JAMES A. SANDERS JR

Daryl Dickerson
DARYL DICKERSON

Heather D. Dickerson
HEATHER D. DICKERSON

TAX RATE AREA: 91024

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 35 AND 36 TOWNSHIP 15 SOUTH,
RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN
THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

REGIONAL PLAN DESIGNATION: CT

COMMUNITY PLAN AREA: CENTRAL MOUNTAIN
GENERAL PLAN DESIGNATION: NO. 1 - RESIDENTIAL

EXISTING ZONING: (SEE BOX)

PROPOSED ZONING: NO CHANGE

WATER: WELL

SEWER: SEPTIC

FIRE DISTRICT: PINE VALLEY FIRE DEPARTMENT

SCHOOL DISTRICT: MOUNTAIN EMPIRE UNIFIED
SCHOOL DISTRICT

ACCESS: PARCELS 1, 2, 3 & 4 WILL TAKE ACCESS FROM OLD HIGHWAY 80 THROUGH TO THE PROPOSED PRIVATE ROAD.

SITE ADDRESS: OLD HIGHWAY 80
PINE VALLEY, CA 91962

ASSOCIATED PERMITS: NONE

TOPOGRAPHY: SAN-LO AERIAL SURVEYS, JOB NO. 12971
DATED 03/28/07

SOLAR STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL/UNIT ALLOWED BY THIS SUBDIVISION.

APPLICANT: SAME AS OWNER
JAMES A. SANDERS JR.
P.O. BOX 232
BRAWLEY, CA 92227
(760) 344-2310

EXISTING AND PROPOSED ZONING		
USE REGULATIONS		RR 25
NEIGHBORHOOD REGS.		Q
DEVELOPMENT REGULATIONS	DENSITY	0.25
	LOT SIZE	4.0 AC.
	BUILDING TYPE	C
	MAX. FLOOR AREA	---
	FLOOR AREA RATIO	---
	HEIGHT	G
	LOT COVERAGE	---
	SET BACK	C
	OPEN SPACE	---
SPECIAL AREA REGS.		POR F

ENGINEER OF WORK

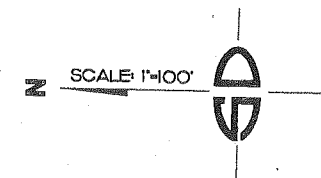
SNIPES-DYE ASSOCIATES
CIVIL ENGINEERS AND LAND SURVEYORS
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-11



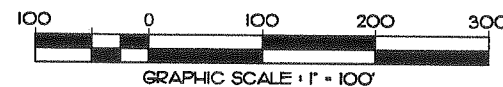
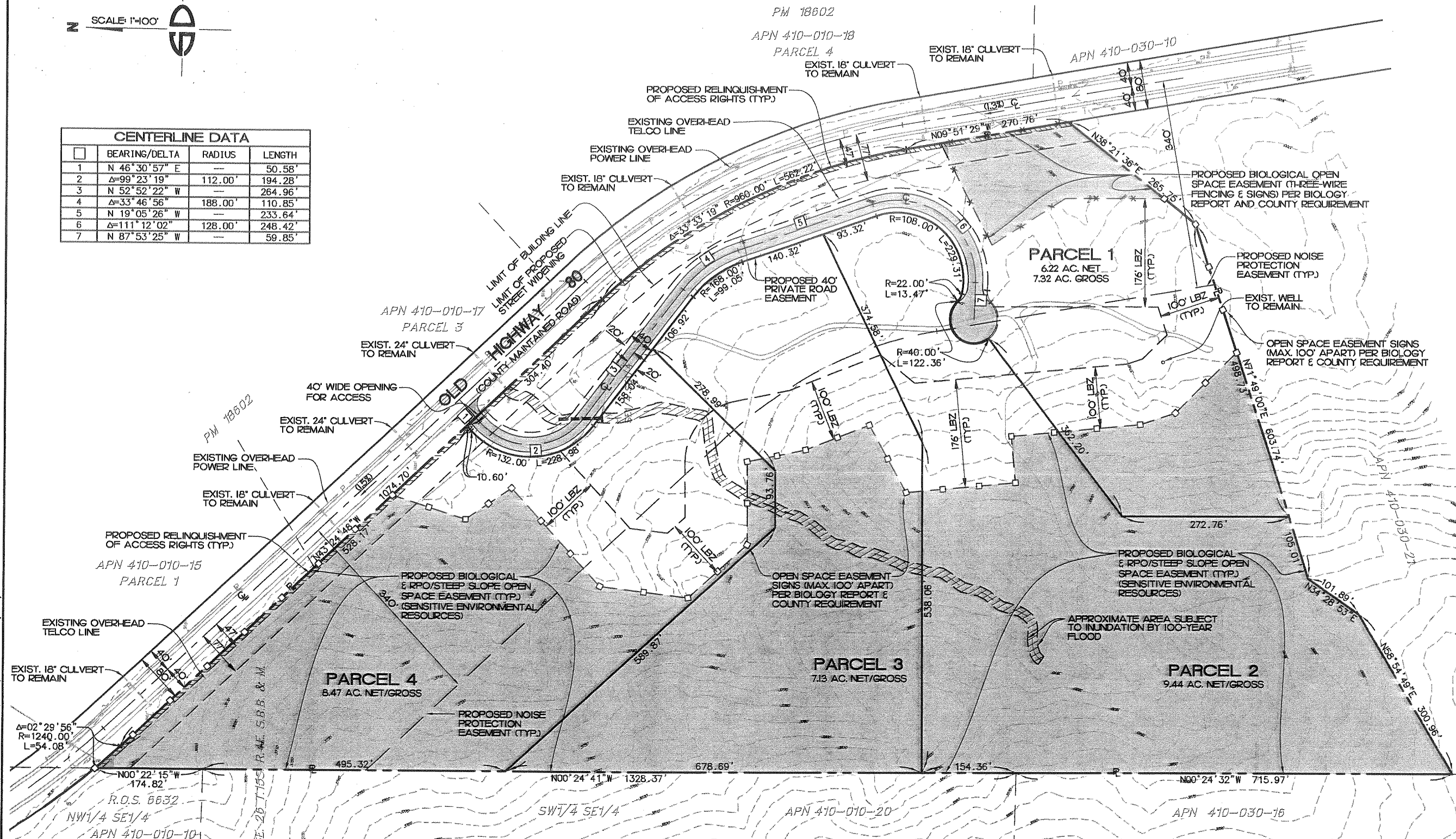
TPM 20765 RPL-2
LOG NO. 03-15-006

TENTATIVE PARCEL MAP



CENTERLINE DATA			
	BEARING/DELTA	RADIUS	LENGTH
1	N 46°30'57" E	---	50.58'
2	Δ=99°23'19"	112.00'	194.28'
3	N 52°52'22" W	---	264.96'
4	Δ=33°46'56"	188.00'	110.85'
5	N 19°05'26" W	---	233.64'
6	Δ=111°12'02"	128.00'	248.42'
7	N 87°53'25" W	---	59.85'

S:\SNIPES\PM014X\DWG\TENTATIVE PARCEL MAP\TPM-2.DWG (Z-1)



ENGINEER OF WORK
SNIPES-DYE ASSOCIATES
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